

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Saddle Ranch South Project

Lead Agency: City of Norco Contact Person: Alma Robles
 Mailing Address: 2820 Clark Avenue Phone: 951-270-5682
 City: Norco Zip: 92860 County: Riverside

Project Location: County: Riverside City/Nearest Community: Norco
 Cross Streets: 3166 Horseless Carriage Drive Zip Code: 92860

Longitude/Latitude (degrees, minutes and seconds): 33 ° 155 ' 38.43 " N / 117 ° 33 ' 50.10 " W Total Acres: _____

Assessor's Parcel No.: 129-200-010 Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: Interstate 15 Waterways: N/A
 Airports: N/A Railways: N/A Schools: Norco College and John F. Kennedy Middle School

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. 10,000 Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. 364,170 Acres 23.8 Employees TBD Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Existing General Plan land use (Industrial) and zoning (M-1) Heavy Commercial/Light Manufacturing

Project Description: (please use a separate page if necessary)

The proposed project involves the construction of a 374,170 square foot (SF) industrial/warehouse/manufacturing/cold storage warehouse and distribution complex. The complex would include three new concrete tilt-up warehouse structures on one parcel, along with associated mezzanine, office space and parking. The proposed project would be consistent with the site's existing General Plan land use (Industrial) and zoning (M-1) Heavy Commercial/Light Manufacturing. The Project requires a Site Plan approval and a Conditional Use Permit for allowing building heights in excess of 35 feet. The applicant may also be seeking approval of a Tentative Parcel Map.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

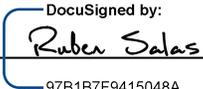
<input type="checkbox"/> <u>S</u> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> <u>S</u> Caltrans District # <u>8</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> <u>S</u> Regional WQCB # <u>8</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> <u>S</u> Fish & Game Region # <u>6</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> <u>S</u> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> <u>S</u> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date May 4, 2020 Ending Date May 26, 2020

Lead Agency (Complete if applicable):

Consulting Firm: <u>Kimley-Horn and Associates</u>	Applicant: <u>CapRock Partners</u>
Address: <u>3880 Lemon Street, Suite 420</u>	Address: <u>1300 Dove Street, Suite 200</u>
City/State/Zip: <u>Riverside CA, 92501</u>	City/State/Zip: <u>Newport Beach, CA 2660</u>
Contact: <u>Kevin Thomas, CEP, ENV SP</u>	Phone: <u>817-713-8826</u>
Phone: <u>951-543-9875</u>	

Signature of Lead Agency Representative:  Date: 5/1/2020

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.